101.0	0008	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	623,900 / 623,900
					USE VALUE:	623,900 / 623,900
					ASSESSED:	623,900 / 623,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		HIAWATHA LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O`KEEFE THOMAS F & CAROL A/TRS
Owner 2:	O`KEEFE HIAWATHA TRUST
Owner 3:	
Street 1:	17 HIAWATHA LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O`KEEFE THOMAS F & CAROL A -
Owner 2:	-
Street 1:	17 HIAWATHA LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6325.000	218,400		405,500	623,900
Total Card	0.145	218,400		405,500	623,900
Total Parcel	0.145	218,400		405,500	623,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.21 /Parcel: 464.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65627

GIS Ref

GIS Ref

Insp Date 03/31/01

!8139!

PREVIOUS ASSESSMENT

Parcel ID 101.0-0008-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	218,400	0	6,325.	405,500	623,900		Year end	12/23/2021
2021	101	FV	211,000	0	6,325.	405,500	616,500		Year End Roll	12/10/2020
2020	101	FV	211,000	0	6,325.	405,500	616,500	616,500	Year End Roll	12/18/2019
2019	101	FV	185,300	0	6,325.	411,300	596,600	596,600	Year End Roll	1/3/2019
2018	101	FV	185,300	0	6,325.	307,000	492,300	492,300	Year End Roll	12/20/2017
2017	101	FV	185,300	0	6,325.	278,000	463,300	463,300	Year End Roll	1/3/2017
2016	101	FV	185,300	0	6,325.	266,500	451,800	451,800	Year End	1/4/2016
2015	101	FV	173,900	0	6,325.	225,900	399,800	399,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:48:09

LAST REV

Date	Time
01/09/17	13:59:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8139

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`KEEFE THOMAS	67956-41		9/2/2016	Convenience	1	No	No		
	11859-287		7/10/1970		29,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/31/2001	Inspected	197	PATRIOT
11/8/2000	Hearing N/C	264	PATRIOT
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
8/21/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65627
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6325		Sq. Ft.	Site		0	70.	0.92	5			Shape	-5					405,483						405,500	

Total AC/HA:	0.14520	Total SF/SM:	6325	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	405,483	Spl Credit		Total:	405,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316495
Depreciation:	98113
Depreciated Total:	218381

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

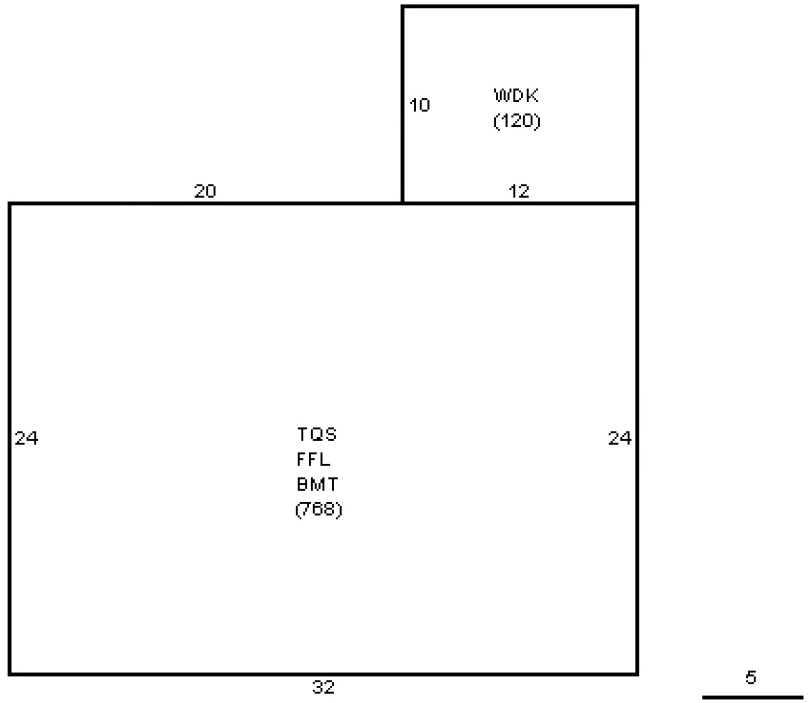
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	97.85
Final Total:	218400	Val/Su SzAd	162.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.550	34,211
FFL	First Floor	768	148.490	114,037
TQS	3/4 Story	576	148.490	85,527
WDK	Deck	120	14.330	1,720

Net Sketched Area:	2,232			Total:	235,495
Size Ad	1344	Gross Area	2424	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	